

ASSEMBLY BILL

No. 1459

Introduced by Assembly Member Davis

February 27, 2009

An act to amend Section 50675.1 of the Health and Safety Code, relating to housing.

LEGISLATIVE COUNSEL'S DIGEST

AB 1459, as introduced, Davis. Multifamily Housing Program: veterans.

Existing law establishes the Multifamily Housing Program under the administration of the Department of Housing and Community Development to provide a standardized set of program rules and features applicable to all housing types based on the department's California Housing Rehabilitation Program. Existing law authorizes a sponsor of a supportive housing development, as defined, to restrict occupancy to persons with veterans if, among other things, the development is located on property that is owned or leased by the United States Department of Veterans Affairs or the California Department of Veterans Affairs.

This bill would provide that a sponsor of a supportive housing development may restrict occupancy to persons with veteran status if, in addition to meeting other requirements, the development is located on property that is owned or leased by a city, county, or city and county.

Vote: majority. Appropriation: no. Fiscal committee: no.
State-mandated local program: no.

The people of the State of California do enact as follows:

1 SECTION 1. Section 50675.1 of the Health and Safety Code
2 is amended to read:

3 50675.1. (a) This chapter shall be known and may be cited as
4 the Multifamily Housing Program.

5 (b) Assistance provided to a project pursuant to this chapter
6 shall be provided in the form of a deferred payment loan to pay
7 for the eligible costs of development as hereafter described.

8 (c) Except as provided in paragraph (3), on and after January
9 1, 2008, of the total assistance provided under this chapter, the
10 percentage that is awarded for units restricted to senior citizens,
11 as defined in paragraph (1) of subdivision (b) of Section 51.3 of
12 the Civil Code, shall be proportional to the percentage of lower
13 income renter households in the state that are lower income elderly
14 renter households, as reported by the federal Department of
15 Housing and Urban Development on the basis of the most recent
16 decennial census conducted by the United States Census Bureau.

17 (1) The department shall be deemed to have met its obligation
18 under this subdivision if the assistance awarded is not less than 1
19 percent below the proportional share.

20 (2) This subdivision does not require the department to provide
21 loans to projects that fail to meet minimum threshold requirements
22 under subdivision (b) of Section 50675.7.

23 (3) Assistance for projects meeting the definitions in paragraphs
24 (2) and (3) of subdivision (e) of Section 11139.3 of the Government
25 Code and subdivisions (c) and (d) of Section 53260 shall be
26 excluded from the total assistance calculation under this
27 subdivision.

28 (4) The department shall determine the time period over which
29 it will measure compliance with this section, but that period shall
30 not be less than one year or two funding cycles, whichever period
31 is longer.

32 (5) If, at the end of the time period determined by the
33 department, the total amount of funding for which sponsors have
34 submitted qualified applications is lower than the proportional
35 share, the department may award the remaining funds to units that
36 are not restricted to senior citizens.

37 (6) The department's annual report to the Legislature submitted
38 under Section 50408 shall include a breakdown of funding awards

1 between units restricted to senior citizens and units that are not
2 age-restricted.

3 (d) This chapter shall be administered by the department and
4 the department shall establish the terms upon which loans may be
5 made consistent with the provisions of this chapter.

6 (e) Notwithstanding any other provision of law, the sponsor of
7 a supportive housing development, as defined in subdivision (b)
8 of Section 50675.14, may restrict occupancy to persons with
9 veteran status, if all of the following conditions apply:

10 (1) The veterans shall possess significant barriers to social
11 reintegration and employment that require specialized treatment
12 and services that are due to a physical or mental disability,
13 substance abuse, or the effects of long-term homelessness.

14 (2) The veterans are otherwise eligible to reside in an assisted
15 unit.

16 (3) The sponsor also provides, or assists in providing, the
17 specialized treatment and services.

18 (4) The development is located on property that is owned or
19 leased by the United States Department of Veterans Affairs, ~~or~~ the
20 California Department of Veterans Affairs, *or by a city, county,*
21 *or city and county*, and is leased to the sponsor for a term of not
22 less than 55 years.